

CHICAGO PLAN COMMISSION

121 North LaSalle Street
Council Chambers - 2nd Floor, City Hall
Chicago, Illinois 60602

APRIL 21, 2011

1:00 P.M.

MINUTES

PRESENT

Linda Searl, Chair
George Migala
Gracia Shiffrin
Andrew Mooney
Smita Shah
David Weinstein
Kevin Slaughter
John Nelson
Nancy Pacher
Patricia Scudiero
Alderman Bernard Stone

ABSENT

Terry Peterson
Bobby Ware
Doris Holleb
Timothy Mitchell
Alderman Edward Burke
Alderman Daniel S. Solis
Alderman Mary Ann Smith
Alderman Ray Suarez
Alderman Patrick O'Connor

- I. The Chairman called the meeting to order at 1:105 PM and then undertook a roll call to establish the presence of a quorum. The hearing commenced with seven members present.
- II. A court reporter was present to record the proceedings. A transcript is available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record of the Regular Hearing of the Chicago Plan Commission held on April 21, 2011.
- III. The Minutes of the March 17, 2011 Hearing were approved unanimously.

Chairman Searl announced both Commissioners Bernie Stone and Mary Ann Smith would not be on Plan Commission after this month. She acknowledged Alderman Stone has faithfully served on the Commission for many years and his service to the Commission and City of Chicago will be greatly missed. Likewise the chairman offered many thanks to Alderman Smith who is also retiring.

MATTERS TO BE HEARD IN ACCORDANCE WITH THE INTER-AGENCY PLANNING REFERRAL ACT:

THE FOLLOWING INTER-AGENCY ITEMS NUMBERED 1 THROUGH 10 WERE APPROVED BY AN 7-0 OMNIBUS VOTE.

Adjacent Neighbors

1. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 2325 West Adams Street. (2nd Ward) (11-045-21)
2. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 4105 South Indiana Avenue. (3rd Ward) (11-045-21)
3. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 626 East 42nd Street. (4th Ward) (11-045-21)
4. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 6123 South Damen Avenue. (15th Ward) (11-043-21)
5. A resolution recommending a proposed ordinance authorizing the sale of City-owned land under the Adjacent Neighbors Land Acquisition Program for the property located at 5621 South Hermitage Avenue. (15th Ward) (11-045-21)

Negotiated Sale

6. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 30 West 114th Place. (34th Ward) (11-044-21)
7. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 11011 South Perry Avenue. (34th Ward) (11-046-21)
8. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 7535 South Parnell Avenue and 7517 South Parnell Avenue. (37th Ward) (11-051-21)
9. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 1815-1859 North Laramie Avenue. (17th Ward) (11-052-21)

Tax Increment Finance Redevelopment Plan

10. A resolution recommending a proposed ordinance for Tax Increment Financing Redevelopment Project Area Amendment No. 2 for the property bounded by southwest of West Grand Avenue on the north, North Kedzie Avenue on the east, West Lake Street on the south and North Pulaski Road on the west. (27th, 28th and 37th Wards) (11-048-21)

D. MATTERS SUBMITTED IN ACCORDANCE WITH THE LAKE MICHIGAN AND CHICAGO LAKEFRONT PROTECTION ORDINANCE AND/OR THE CHICAGO ZONING ORDINANCE:

1. A proposed amendment to Institutional Planned Development No. 49 submitted by Sinai Health System for the property generally located at 1401-1589 South California Avenue, 2751-2789 West 14th Street, 1345-1429 South Fairfield Avenue, 1348-1420 South Washtenaw Avenue, 2653-2663 West Ogden Avenue, 2648-2650 West 15th Street, 1510-1540 South Washtenaw Avenue, 2700-2750 West 15th Place and 2750-2798 West 16th Street to be included into the Planned Development Boundary. The applicant proposes to expand the boundary to permit the construction of a 212,000 square foot ambulatory care center and an 183,965 square foot hospital. The site will also include 956 parking spaces. The applicant proposes to rezone the property from Institutional Planned Development No. 49 and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5.5 Residential Multi-Unit District prior to reestablishing Institutional Planned Development No. 49, as amended. (28th Ward) **Approved 9-0, yeas- Commissioners Migala, Mooney, Nelson, Scudiero, Shiffrin, Slaughter, Stone, Weinstein and Searl.**
2. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 598 submitted by Resurrection Health Care for the property generally located at 331-359 West Surf Street. The applicant proposes to construct an approximately 218,000 square foot medical office and ambulatory building and 350 accessory parking spaces in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (44th Ward) **Lakefront Approved 9-2, yeas – Commissioners Migala, Mooney, Nelson, Scudiero, Shah, Shiffrin, Slaughter, Stone and Searl. Nays- Commissioners Pacher and Weinstein**
Site Plan Approved 8-3, yeas – Commissioners Mooney, Nelson, Scudiero, Shah, Shiffrin, Slaughter, Stone, and Searl. Nays – Commissioners Migala, Pacher and Weinstein.

MATTERS DEFERRED IN ACCORDANCE WITH INTER-AGENCY PLANNING REFERRAL ACT, 65 ILCS 5/11-12-4:

1. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 5005 South Loomis Boulevard, 5015 South Loomis Boulevard, 5027 South Loomis Boulevard, 5033 South Loomis Boulevard, 5035 South Loomis Boulevard, 5039 South Loomis Boulevard, 5145 South Loomis Boulevard, 5000 South Ada Street, 5022 South Ada Street, 5024 South Ada Street, 5001 South Ada Street, 5003 South Ada Street, 5005 South Ada Street, 5015 South Ada Street, 5124 South Ada Street, 5134 South Ada Street; 5140 South Ada Street, 5125 South Ada Street, 5131 South Ada Street, 5143 South Ada Street, 5000 South Elizabeth Street, 5012 South Elizabeth Street, 5014 South Elizabeth Street, 5038 South Elizabeth Street, 5044 South Elizabeth Street, 5121 South Elizabeth Street, 5123 South Elizabeth Street, 5129 South Elizabeth Street, 5137 South Elizabeth Street, 5143 South Elizabeth Street, 5145 South Elizabeth Street, 1356 West 51st Street, 1358 West 51st Street, 1342 West 51st Street, 1324 West 51st Street, 1322 West 51st Street, 1320 West 51st Street, 1304 West 51st Street, 1302 West 51st Street, 1236 West 51st Street, 1234 West 51st Street, 1218 West 51st Street, 1200 West 51st Street, 1317 West 51st Street, 1309 West 51st Street, 1307 West 51st Street, 1301 West 51st Street, 1221 West 51st Street, 1209 West 51st Street, 1204 West 52nd St, 1222 West 52nd Street, 1340 West 52nd Street, 1338 West 52nd Street, 5007 South Throop Street, 5140 South Throop Street, 5042 South Racine Avenue and 5044 South Racine Avenue. (16th Ward) (11-049-21) **Deferral Approved by omnibus vote of 7-0**

2. A resolution recommending a proposed ordinance authorizing the negotiated sale of City-owned land for the property located at 7723 South Fielding Avenue, 7705 South Fielding Avenue, 7735 South Fielding Avenue, 7739 South Fielding Avenue, 7731 South Fielding Avenue, 7703 South Fielding Avenue, 7717 South Fielding Avenue, 7737 South Fielding Avenue, 7701 South Fielding Avenue, 7707 South Fielding Avenue, 7733 South Fielding Avenue, 7719 South Fielding Avenue, 7713 South Fielding Avenue, 7709 South Fielding Avenue, 7715 South Fielding Avenue, 7711 South Fielding Avenue, 7743 South Fielding Avenue, 7729 South Fielding Avenue, 7741 South Fielding Avenue, 7722 South Normal Avenue, 7724 South Normal Avenue, 7720 South Normal Avenue, 7714 South Normal Avenue, 7706 South Normal Avenue, 7738 South Normal Avenue, 548 West 76th Street, 540 West 77th Street and 528 West 78th Street. (17th Ward) (11-050-21) **Deferral Approved by omnibus vote of 7-0**

- F. MATTERS DEFERRED IN ACCORDANCE WITH SECTION 17-13-0108 OF THE CHICAGO ZONING ORDINANCE:
 1. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 596 submitted by River East P24, LLC for the property generally located at 500-520 North Lake Shore Drive, 500-516 East Illinois Street,

501-527 North Peshtigo Court and 469-485 East Grand Avenue. The applicant proposes to construct a 45-story residential building with 500 residential dwelling units, 415 parking spaces, and approximately 5,000 square feet of ground-floor retail space in the Private Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (42nd Ward) **Deferral Approved by omnibus vote of 7-0**

2. A Lake Michigan and Chicago Lakefront Protection Ordinance Application No. 599 submitted by the Chicago Park District and Windy City Surf Company, LLC for the property generally located at 1701 North Lake Shore Drive, North Avenue Beach. The Applicant proposes to construct an amusement ride consisting of an artificial surfing machine, a ticket and merchandise sales center and patron sitting area within the Public Use Zone of the Lake Michigan and Chicago Lakefront Protection District. (43rd Ward) **Deferral Approved by omnibus vote of 7-0**

Adjournment: 4:20PM